144.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,800 /	741,800
					USE VALUE:	741,800 /	741,800
					ASSESSED:	741,800 /	741,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VANDERHILL MATTHEW J ETAL
Owner 2:	TRS/ MMVANDERHILL TRUST
Owner 3:	
Street 1:	50 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VANDERHILL MATTHEW J--ETAL -
Owner 2:	VANDERHILL MARJORIE K -
Street 1:	50 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,766 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1918 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4766.000	288,000	3,400	450,400	741,800
Total Card	0.109	288,000	3,400	450,400	741,800
Total Parcel	0.109	288,000	3,400	450,400	741,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.76 | /Parcel: 386.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94221

GIS Ref

GIS Ref

Insp Date 03/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 144.0-0005-0006.0

!11251!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,200	3400	4,766.	450,400	742,000	742,000	Year End Roll	12/18/2019
2019	101	FV	228,300	3400	4,766.	422,200	653,900	653,900	Year End Roll	1/3/2019
2018	101	FV	228,000	3400	4,766.	349,000	580,400	580,400	Year End Roll	12/20/2017
2017	101	FV	228,000	3400	4,766.	320,900	552,300	552,300	Year End Roll	1/3/2017
2016	101	FV	228,000	3400	4,766.	292,700	524,100	524,100	Year End	1/4/2016
2015	101	FV	215,500	3400	4,766.	287,100	506,000	506,000	Year End Roll	12/11/2014
2014	101	FV	215,500	3400	4,766.	266,900	485,800	485,800	Year End Roll	12/16/2013
2013	101	FV	215,500	3400	4,766.	253,900	472,800	472,800		12/13/2012

PRINT

Date	Time
12/11/20	01:26:30

LAST REV

Date	Time
08/05/20	11:06:08

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11251

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANDERHILL MATT	75247-222	1	7/30/2020	Convenience	1	No	No		
	13044-379		8/25/1976		42,500	No	No		N

USER DEFINED

Prior Id # 1:	94221
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2010	2164	Re-Roof	4,250					
3/4/2004	129	Renovate	16,500			G6	GR FY06	remodel fam rm, re
11/30/1995	679	Manual	850					REPLACE WINDOW/BAT

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	163	PATRIOT
2/15/2005	Permit Visit	BR	B Rossignol
1/12/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
3/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4766		Sq. Ft.	Site		0	80.	1.18	9									450,383						450,400	

Total AC/HA: 0.10941 | Total SF/SM: 4766 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,383 | Spl Credit | Total: 450,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31455696
Const Adj.:	0.96059608
Adj $ / SQ:	164.159
Other Features:	81300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391341
Depreciation:	103314
Depreciated Total:	288027

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

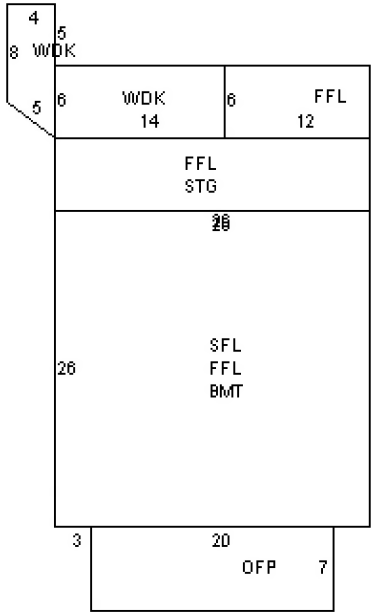
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.16
Special Features:	0	Val/Su Net:	107.70
Final Total:	288000	Val/Su SzAd	182.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	904	164.160	148,399
BMT	Basement	676	65.250	44,111
SFL	Second Floor	676	164.160	110,971
STG	Storage	156	7.000	1,091
OFP	Open Porch	140	27.170	3,804
WDK	Deck	122	13.640	1,664

Net Sketched Area:	2,674			Total:	310,040
Size Ad	1580	Gross Are	2674	FinArea	1918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1940	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400